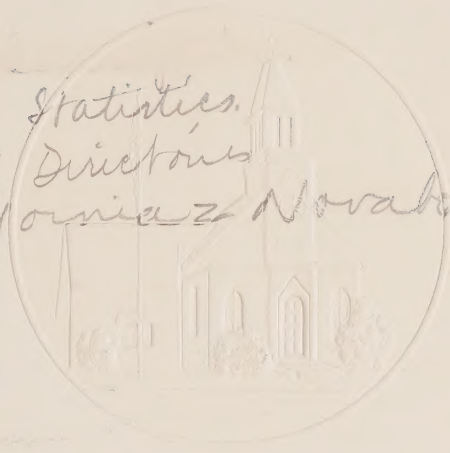


90 02795

11/18/90

Novato (Calif.) x Statistics.
" " x Directories
Land use z California z Novato x Planning.



INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

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CITY OF NOVATO



Novato's Profile



AREA:

28 square miles (incorporated area)
42 square miles (unincorporated area,
within sphere of influence)

ELEVATION:

17 feet above sea level

AVERAGE ANNUAL RAINFALL:

27.5 inches

POPULATION:

49,000 (City)

54,000 (area)

MEDIAN AGE:

31.2

MEDIAN HOUSEHOLD INCOME:

\$46,000

AVERAGE HOME SALE PRICE:

\$293,000

REGISTERED VOTERS:

23,545

PARTY AFFILIATION:

Democrats 11,046

Republicans 9,293

Other 3,206

FORM OF GOVERNMENT:


Council/Manager; General Law City

INCORPORATED:

January 20, 1960

POINTS OF INTEREST:

- Stafford Lake
- Marin Museum of the American Indian
- Mount Burdell
- Historical Guild • Olompali State Park



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<https://archive.org/details/C124903294>

Helpful Phone Numbers and Addresses

*(All numbers are in the (415) area code
unless otherwise indicated)*

CITY OFFICES

City Manager

900 Sherman Avenue
Novato, CA 94945
897-4389

City Clerk & Personnel

897-4311

Business Licenses

897-4382

Redevelopment

897-4301

Community Development: Planning, Building, Engineering

897-4341

Capital Improvement Project

899-1200

Maintenance, Parks and Streets

897-4347

Street Light Maintenance

1-800-LIGHTS-ON
544-4876

Inspection Hotline

892-8930

Residential Resale

897-4310

Police Services

897-4361

Emergency - 911

Anonymous Hot Tip Line
800-848-0101

Crime Prevention

897-4350

(A variety of pamphlets are available
such as business and personal crime
prevention, neighborhood watch, home
security and bicycle safety.)

Parks & Recreation

Community House Reservations/ Park Reservations

897-4323

Youth Services Bureau

897-4378

SPECIAL DISTRICTS/UTILITIES

Pacific Gas and Electric

999 Third Street
San Rafael, CA 94901
456-8020 (Customer Service)
257-3379 (New Construction)

Novato Sanitary District

500 Davidson Street
Novato, CA 94945
892-1694

North Marin Water District

999 Rush Creek Place
Novato, CA 94945
897-4133

GTE - Telephone Service

501 Davidson Street
Novato, CA 94945
897-9947

Pacific Bell (serves South area only)

2125 Occidental Drive
Santa Rosa, CA 94501
(707) 578-5359
Toll Free 811-2310

Chambers Cable

856 Sweetser
Novato, CA 94945
897-5188

Novato Fire Protection District

7025 Redwood Blvd.
Novato, CA 94947
892-1513

Garbage Disposal/Recycling Info.

2543 S. Petaluma Blvd.
Petaluma, CA 94952
897-4177

County Flood Control District

P.O. Box 4186
San Rafael, CA 94913
499-6528

OTHER AGENCIES

Marin County Sheriff's Dept.

Civic Center, Room 167
San Rafael, CA 94903
449-7284
Emergency - 911

Novato Ecumenical Housing

845 Olive Avenue
Novato, CA 94945
892-8136

Childcare Referral

Marin Child Care Council
828 Mission Avenue
San Rafael, CA 94901
454-7951

OTHER AGENCIES *Continued*

Novato Chamber of Commerce

807 DeLong Avenue
Novato, CA 94945
897-1164

Novato Main Post Office

1537 South Novato Blvd.
Novato, CA 94947
897-3171

Registrar of Voters

4099 Civic Center Drive
San Rafael, CA 94903
499-6456

Mosquito Abatement

556 N. McDowell Blvd.
Petaluma, CA 94952
(707) 762-2236

Marin Humane Society

171 Bel Marin Keys Blvd.
Novato, CA 94949
883-4621

Novato Branch County Library

1720 Novato Blvd.
Novato, CA 94947
897-1141

Marin Museum of the American

Indian, Miwok Park
2200 Novato Blvd.
Novato, CA 94945
897-4064

History Museum (Historical Guild)

815 DeLong Avenue
Novato, CA 94945
897-4320

Novato Unified School District

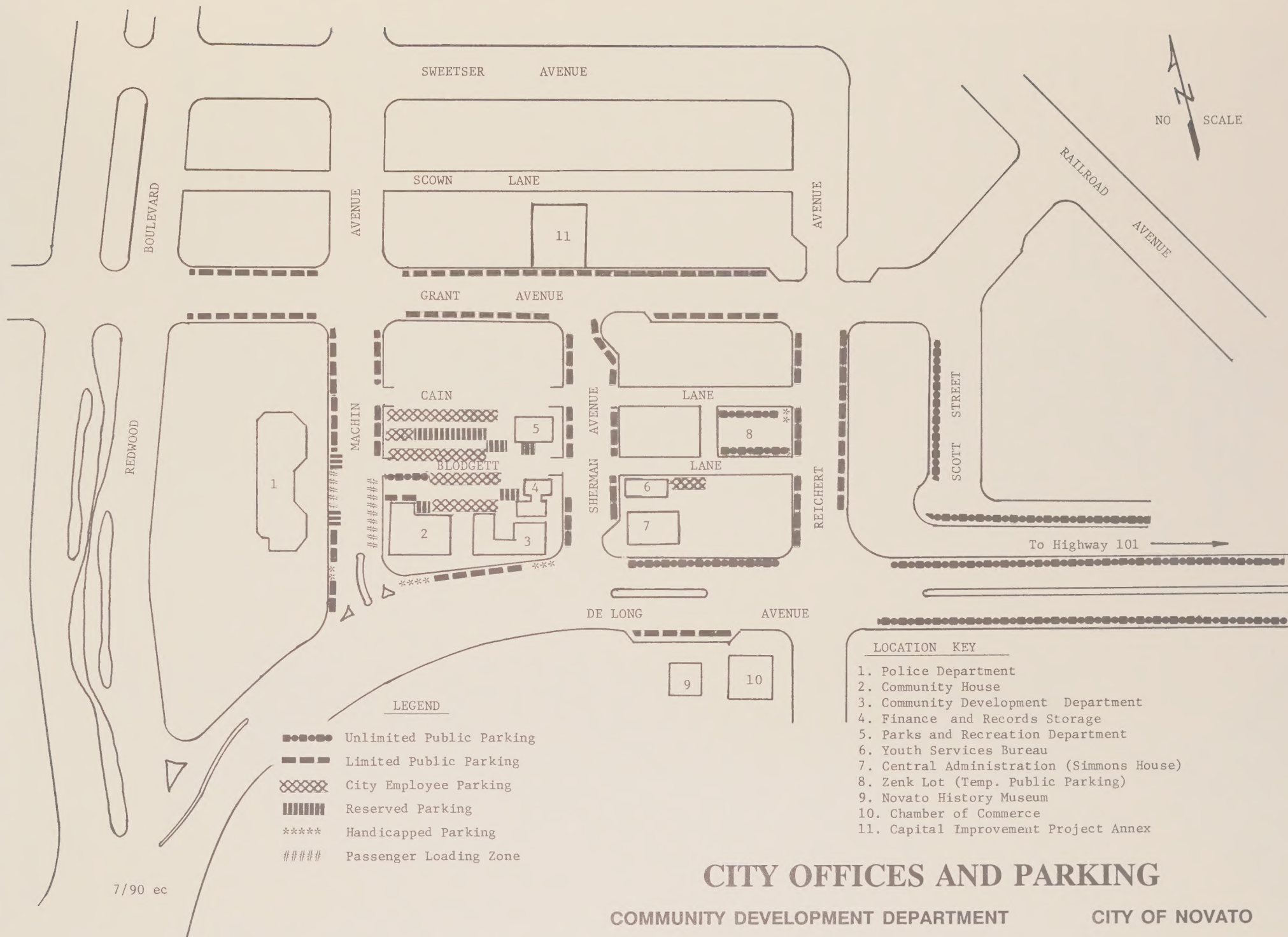
1015 Seventh Street
Novato, CA 94945
897-4201

Novato Human Needs Center

1907 Novato Blvd.
Novato, CA 94947
897-4147

Novato Youth Center

680 Wilson Avenue
Novato, CA 94947
892-1643



CITY OFFICES AND PARKING

COMMUNITY DEVELOPMENT DEPARTMENT

CITY OF NOVATO

Between 1990 and 2005, Marin County is expected to add about 15,000 households. More than 75 percent is expected in Novato and San Rafael. Novato will lead the County in population and job growth. Novato is expected to add about 15,800 new jobs.



Novato Sphere of Influence

GROWTH AND EMPLOYMENT PROJECTIONS

	1980	1985	1990	1995	2000	2005
Total Population	51,209	53,200	58,100	61,600	66,100	71,900
Household Population	50,059	52,100	57,000	60,200	64,600	70,300
Households	17,962	19,140	21,540	23,000	25,030	27,770
Mean Household Income	47,663	54,000	62,400	67,700	72,600	78,300
Total Employment	13,783	16,190	19,680	26,220	30,140	35,490
Employed Residents	26,318	28,700	33,200	35,600	39,000	43,300
Manufacturing/Wholesale Employment	1,864	2,180	2,480	3,290	4,250	5,110
Retail Employment	2,852	3,270	4,290	5,370	6,580	7,250
Services Employment	5,892	6,750	8,300	9,630	10,230	13,740
Other Employment	3,107	3,930	4,550	7,870	9,030	9,340

Source: Association of Bay Area Governments. Projections based on total sphere of influence which includes Loma Verde, Marin County Airport and other unincorporated lands.

The Development Review Process

The City of Novato has a development review process consisting of several steps, starting from general or schematic level and progressing to more detailed levels. This allows the applicant to secure a general approval prior to spending substantial amounts of time and money on more detailed plans.

Some of the applications required for development review are listed below. Not all development proposals must go through ALL the possible applications. Separate information sheets are available which describe each application in detail. All time periods mentioned begin with ACCEPTANCE of a complete application.

1. ENVIRONMENTAL REVIEW:

- a. Most projects must go through environmental review as required by California Environmental Quality Act.
- b. Environmental review takes place with the first application.
- c. Adds no time if the project receives a Negative Declaration.
- d. Adds six to eight months if the project requires an Environmental Impact Report (EIR).

2. GENERAL PLAN AMENDMENT:

- a. Required when proposal is not consistent with the current Novato General Plan, usually Land Use Plan designation.
- b. May be processed concurrently with a rezoning and possibly master plan.
- c. Unless Master Plan is processed concurrently, environmental review covers only General Plan Amendment and rezoning.
- d. Requires hearings before Planning Commission and City Council.
- e. Time period required is four to six months for projects receiving a Negative Declaration; up to a year for projects requiring an EIR. The City processes two groups of General Plan Amendments each year.

3. MASTER PLAN:

- a. Required in Planned Districts: PC - Planned Community, RP - Planned Residential, RSP - Single-Family Planned Residential, CP - Planned Commercial, MP - Planned Industrial and PCR - Planned Commercial Recreation.
- b. May be processed concurrently with rezoning and/or precise development plan.
- c. Requires hearings before Planning Commission and City Council.
- d. Time period required is about three months for projects receiving a Negative Declaration; six to eight months for projects requiring an EIR.

4. PRECISE DEVELOPMENT PLAN:

- a. Required in Planned Districts: PC - Planned Community, RP - Planned Residential, RSP - Single-Family Planned Residential, CP - Planned Commercial, MP - Planned Industrial and PCR - Planned Commercial Recreation.
- b. May be processed concurrently with master plan or tentative map.
- c. Requires hearing before Planning Commission (and sometimes City Council).
- d. Time period required is about two months. (Three if required to go before City Council).

5. TENTATIVE MAP:

- a. Required to divide any property into two or more parcels.
- b. May be processed concurrently with precise development plan (in Planned Districts).
- c. Requires hearing before Planning Commission for five or more lots; hearing before Community Development Director for four or fewer lots.
- d. Time period required is one to two months.

6. DESIGN REVIEW:

- a. Required for all development except single-family homes in R-1 (Single-Family Residential), RA (Suburban Agricultural), and A-2 (Limited Agricultural) Districts.
- b. Requires hearing before Design Review Committee in most cases.
- c. Time period required is about one month.

7. FINAL OR PARCEL MAP:

- a. Required to complete subdivision of property.
- b. Requires checking of map and improvement plans.
- c. Time period varies with size of subdivision - up to several months.

Community Development



This information is designed to assist developers, property owners and new or expanding businesses.

Prior to acquiring property, making major financial commitments or commencing new business operations, we recommend that you consult the appropriate offices regarding applicable regulations, permits, licenses, fees and associated procedures.

Development projects need review and approval by the Planning and Engineering Divisions of the Community Development Department, the Police Department and other local agencies serving the Novato area.

The **ENGINEERING DIVISION** performs the site work review on all submitted plans which include grading, storm drainage, and public and private improvements. Parcel and Final Maps are also processed through this division before filing. Subdivision checking fees for engineering, map, and park dedication are based on a schedule available from the Engineering Division.

The **BUILDING DIVISION** administers plan checks and permit processes for construction, alteration improvement, repair and demolition of buildings and structures. The Building Division also issues electrical, plumbing, mechanical, occupancy and move permits.

Building permit and plan check fees are based on construction valuation. A schedule which details these fees is available from the Building Division. Permit applications are submitted to the Building Division and, depending on the nature of the project, reviewed by other city departments or outside agencies prior to issuance of the building permit.

To help developers evaluate potential projects, the City has established a **PRE-APPLICATION REVIEW PROCESS**. This step can expedite the formal review process. Pre-Application Reviews are suggested for general plan amendments, master and precise development plans, tentative maps and design review.

Five copies of plans must be submitted with the Request for Pre-Application Review. Plans submitted do not have to be as detailed as the formal application. If you have questions regarding the level of detail, discuss them with a staff planner at 897-4341.

THERE IS NO FEE FOR A PRE-APPLICATION REVIEW. HOWEVER, STAFF TIME SPENT ON SUCH REVIEW IS DOCUMENTED, AND IF AN APPLICATION IS SUBSEQUENTLY FILED, SUCH TIME WILL BE CHARGED TOWARD THE PROCESSING FEE.



NOVATO VISIONS

A Quarterly Newsletter Published by the City of Novato

FALL 1990

Vol. I, No. 4

NOVATO'S GENERAL PLAN UPDATE...

...get involved and make a difference.



An aerial view of Novato and surrounding hills.

The General Plan, which defines your City's goals and objectives, has not been completely revised since 1981.

The intent of the Draft Work Program is to maximize citizen participation in the formulation of the General Plan. **You can make a difference if you get involved.** The Program will include a public survey, newsletters, a town forum and neighborhood workshops. Also proposed is a Citizens Outreach Committee, whose role is to publicize the effort and assist in bringing in as many people as possible into the revision of the General Plan.

Other recommendations in the Program include:

- Updating the Housing Element; and
- Updating the Circulation Element to include a congestion management plan

New elements under consideration include:

- An Economic Development Element; and
- A Public Facilities Element; and
- A Child Care/Human Services Element

Also recommended are format changes to make the General Plan more "user friendly" and identify implementation measures in one section. This would allow easier updating and evaluation of the progress of the General Plan's programs.

Once the Draft Work Program has been adopted, the City will select consultant(s) for topics such as traffic engineering, noise monitoring, and environmental studies, as well as assistance in overall plan preparation and public involvement. When the consultants are on-board, the citizen input process will begin with a public survey. Background research will be conducted on issues derived from the survey and then will be discussed in a series of neighborhood meetings.

see General Plan, pg 4

The Planning Commission will consider the Draft Work Program for the revision of Novato's General Plan November 12 at 7:30 pm in the Council Chambers. Your participation in the November 12 hearing on the Draft Work Program and subsequent discussions on the content of the Plan is encouraged. The Draft Work Program describes the process of the revision effort and represents a major step. Copies of the Draft Work Program are available through the City's Community Development Department. This meeting follows two previous public meetings on the process; a preliminary discussion of the process with the Planning Commission in April and a joint meeting of the Planning Commission and City Council held in July to obtain preliminary public input.

CITY FORMULATES A MARGARET TODD SENIOR CENTER COMMITTEE

The Planning Committee for the Margaret Todd Center meets the first Wednesday of each month from 9-10 am in Council Chambers. The goals of the committee include: development of a management plan for the 13,000 sq. ft. facility, a proposed budget, staffing levels, transportation arrangements, coordination of services with other agencies and proposed schedule of uses.

Representatives from the Marin Senior Coordinating Council, service agencies, the Novato Senior Citizens Inc., the Parks & Recreation Commission, and the 5th District Supervisor's office join City staff on the committee.

The Senior Center is scheduled to open in December 1991. Anyone with input is welcome to contact the Novato Parks & Recreation Office at 897-4323.

*Enclosed you will find a pamphlet
that outlines the General Plan
process.*



Dunk Tank participants, Mayor Bill Cope, City Manager Phil Brown and Assistant City Manager Rich Hill respectively shown here were

eral dunkees who helped net \$131.50 to be shared with a few Novato charities.

The City thanks all dunkees, organizers and participants who made this fun event possible. We look forward to next year's Second Annual City Employees/Officials Picnic.

Novato's First Annual Employees/Officials Picnic

The first annual City Employees/Officials picnic at Miwok Park drew over 150 participants. The Dunk Tank for Charity kicked off the annual United Way Campaign. The City's goal is to exceed last year's donation of \$4658 by \$698. City Clerk, Shirely Gremmels, is United Way Coordinator for this year.



City's Drainage Master Plan

Minimizing drainage problems and establishing a priority drainage list have been a long time city project. Staff has been developing plans, budgets and working with subcommittees and consultants since 1983.

Budget constraints, inadequate staffing and the lack of computer hardware/software contributed to project delays.

The project got back on line in 1988 and staff began identifying specific problem areas, computerizing the mapping and inventory and analyzing the system.

A project prioritization list has recently been compiled. Approximately 30 bond funded projects are on this five year Capital Improvement budget list.

Contract bids anticipated to be let in 1991 are as follows:

Villa Maria Avenue	Center Road near Villa Maria Avenue	4/91
Olive Avenue	Railroad Avenue to Summers Avenue	5/91
Fourth Street	Southerly of Grant Avenue	5/91
Pastel Lane	All	5/91
Enfrente Drive	At Entrada Drive	6/91
Franklin Avenue	Near Alice Street	6/91
Flaggates	Inlets and Structures	6/91
Diablo Avenue	Hill Road to Center Street	8/91

COMMUNITY ACTIVITIES AT A GLANCE...

We welcome dates of activities from any community agency and all City departments. Winter deadline is 1/19/91.

October...

- 31 Wednesday, Halloween party/ Haunted House, children ages 5-12, 5:30-8:00 pm, Novato Community House, \$3 with costume; \$5 without costume, parents free when accompanied by child!

November...

- 9 Friday, Middle School Dance, Novato High old gym; 7-10 pm, \$3 advanced; \$5 at door.
- 20 Tuesday, Novato Human Needs Ctr, Thanksgiving Distribution. For more information call 897-4147.

December...

- 5 Wednesday, Holiday Cheer Open House, Novato Ecumenical Housing, for more information call 892-8136
- 8 Saturday, Youth Commission Ski Trip, leaves Community House at 5 am, returns 8:30 pm, \$51.
- 9 Sunday, Holiday Puppet Show, Museum of the American Indian, for more information call 897-4064.
- 20 Thursday, Novato Human Needs Center Christmas Distribution.
- 21 Friday, Middle School Dance, Novato High old gym, 7-10pm, \$3 advanced, \$5 door.

January...

- 3 Thursday, Elementary Age Ski Trip, leaves Novato Community House 5am, returns 8:30pm, \$48.
- 19 Saturday, Novato Chamber of Commerce sponsored City Birthday Party, Firemans Fund, for more information contact 897-1164.

Public Hearings...

Tentative HAHN PROJECT Public Hearing to be held at Community House.

November 20

Tuesday, City Council/Redevelopment Agency, Final EIR, Precise Development Plan, Owner Participation Agreement.

POOL RESURFACING—AT LAST!!



Novato High School Pool

The much needed resurfacing of the municipal pool at Novato High School has been completed in a joint effort between the City of Novato and the Novato Unified School District. The pool was last resurfaced in 1975. The pool repair project originally included replacement of the entire concrete deck surrounding the pool. However, because construction bids were significantly higher than expected, only a portion of the deck repair can be completed at this time. The budget for the project is approximately \$80,000. The City's share of \$40,000 will be offset by a \$16,000 state grant and by \$2,600 raised by the Novato Rip Tide Swim Team.

The pool is used by the City for Parks and Recreation Department aquatic programs involving approximately 3,000 youths annually. The School District uses the pool for the P.E. classes and organized sporting activities, such as water polo matches.

DID YOU KNOW?...

... that the Community Development Department will start answering calls at 8 am instead of 9 am in response to public requests for earlier phone contact? Office hours will remain from 9 am-5 pm.

... that Olompali State Historic Park is officially opening October 28, 1990? Olompali covers 700 acres which includes the eastern slope of Mt. Burdell. The new entrance is 2 miles south of San Antonio Road off Highway 101, north of Novato. For more information, call 456-1286.

... that the Parks & Recreation Department, in conjunction with the School District, has started their before-and-after school program at LuSutton Elementary School? For more information, call 897-4323.

... that the Novato Human Needs Center Holiday Share Program starts November 1, 1990? Donations are needed; for information call 897-4147.

... that there has been a significant amount

of tree cutting and grading work in the area between South Novato Blvd. and Diablo Avenue? The Marin County Flood District is widening Warner Creek as a result of a \$9 million bond measure approval in November, 1984.

... that several pieces of handicapped equipment, including a wheelchair and walker, were donated to the Senior Citizens Club? These items are part of a free loan library to seniors. Contact Joan Whitten at 897-4323 for availability.

... that the City has produced a video tape that details the inner-workings of City government? It will be aired on Channel 23 starting in November.

... that the City now has an informational packet available for citizens? It gives specific information on city government, helpful phone numbers, statistical information, etc. Copies are available at all City Offices.

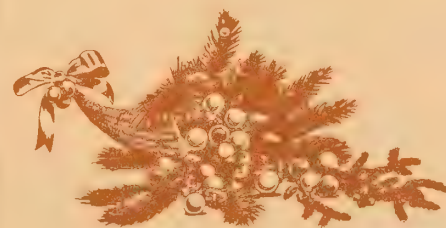
CITY HALL REMODELING,

con't. from pg. 4

porarily relocate certain city functions to other buildings. Should this become necessary, provisions will be made to advise the public. It is expected that both projects will be completed during the winter season.

While these improvements are needed to address some of the City's more immediate space needs, work will also begin shortly on the development of a comprehensive plan for the entire City Hall site. The first step in this process includes staff preparing a proposal for City Council consideration which will detail a complete program for meeting the City's near and long term municipal office space needs.

With the coming holidays rapidly approaching, we ALL must do our part to make sure they are happy and safe.



Novato Initiates Development of Streetscape Master Plan

The plan will have an overall theme and character which best represents the image of Novato now and in the future.

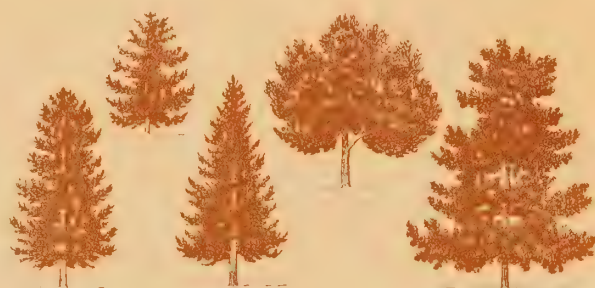
The City of Novato believes that an attractive environment will improve the quality of life for all residents and property owners. A well-designed streetscape will be beautiful and a source of pride for the community. A landscape master plan seems to be a logical starting point to provide an orderly format for streetscape development within the City. The plan will include such things as street trees, signage, street furniture, lighting, paving, etc.

The plan will have an overall theme and character which best represents the image of Novato now and in the future.

The project will be divided into two phases; the master landscape plan (conceptual) and the South Novato Boulevard, Redwood Boulevard and Grant Avenue plans (schematics.)

The conceptual plan will be the basis for further streetscape development along the main arterials in Novato. The schematic plan will provide direction for a phased public improvement and beautification program.

Property and business owners' input will be sought in every phase. It is anticipated that the work will start in the Fall of 1990 and the Plan will be completed in approximately six months.



A Bicycle SAFETY TIP for MOTORISTS and BICYCLISTS.

Making a right turn where there is a bike lane can be confusing to a motorist. Many motorists are not sure how to make a right turn at an intersection when there is a painted bicycle lane adjacent to their own lane.

According to the California Vehicle code, whenever a motorist must cross a bike lane to make a turn, the driver shall drive into the bike lane (within 200 ft. of intersection) prior to making the turn.



Emergency Preparedness

The City is in the process of updating its MultiHazard Emergency Plan. The plan covers such city-wide emergencies as earthquake, flood, hazardous material, transportation and fire.

City employees have been working with County employees for several months devising an earthquake drill that will prepare local governments to react to a disaster in an efficient manner by testing communications and identifying resources between City and County government. The drill will simulate aftermath responses of a 45 second 7.3 earthquake occurring on the Hayward Fault with its epicenter in Oakland.

Some things that you can do before an earthquake include:

- learn how to turn off the gas
- put aside about 2 gallons of drinking water per person/day
- maintain a supply of prescription drugs
- have emergency first aid supplies on hand
- keep a 72 hour supply of food . . . remember, there may be no electricity for appliances
- have warm clothes and blankets on hand
- purchase a flashlight
- purchase a battery operated radio
- keep a supply of working batteries

A recent traffic study concluded that Novato was one of the safest cities in California according to the latest traffic statistics. However, the one area of traffic that needed improvement was bicycle safety. Our ratio of motorist/bicycle accidents was high for the size of our city. Bicycle safety and motorist efficiency involves awareness from both bicyclists and motorists. Share the road in a courteous manner.

CITY HALL'S REMODELING & REPAIR PROGRAM IN PROGRESS



Turn of the century Presbyterian Church. . . current Community Development Dept.



Simmons House

Novato's City Hall structure is unlike any other City municipal complex. Instead of a City Hall building that houses numerous city government operations, several old buildings are utilized. Because some of these buildings date back to the turn of the century, they are in dire need of remodeling and repair to meet the needs of

increased workload and number of personnel.

The City initiated the remodeling and repair program last year with the renovation of the Simmons House at 900 Sherman Avenue. The Simmons House is occupied by Central Administration which include the offices of the City Manager, the Assistant City Manager, City Clerk, Personnel, Public Information Coordinator and Deputy Director of the Redevelopment Agency.

Just about everyone around town is familiar with the quaint, red church building at 901 Sherman Avenue. That building is currently occupied by the Community Development Department. This is where developers, property owners and new or expanding business owners start a project. Due to the increased activity and traffic in this Department, remodeling is essential. The Community Development project will include redesign and remodeling of the interior. The focus of the project is to improve the public counter area, handicap accessibility and locate all services at one counter.

The Parks & Recreation Department project will include reconstruction of office space on the lower floor of the department's two-story building at 917 Sherman Avenue. Storage space areas on the upper floor will be converted into offices and a two-story addition at the rear of the building, including a conference room and office will be added. The work will also provide a variety of improvements which will facilitate handicap accessibility.

General Plan, *con't from pg. 1*

The value of the General Plan is only useful to the degree that it reflects the consensus of the community. Please call Paul Bickner at 897-4341 if you have any questions or comments.

During the construction, it may be necessary to tem-

See City Hall , pg 5



Parks & Recreation Department. . .soon to be remodeled.

CITY COUNCIL

William L. Cope Mayor
 Harry J. Moore Mayor Pro Tem
 Ernest J. Gray
 Christine S. Knight
 Hugh E. Turner

City Staff

City Clerk 897-4311
 City Manager 897-4389
 Personnel 897-4302
 Public Information 897-4398
 Finance 897-4348
 Redevelopment 897-4301
 Comm. Dev. 897-4341
 CIP 899-1200
 Business License 897-4382
 Maintenance 897-4347
 Parks & Recreation 897-4323
 Comm. Hse. Reserv. 897-4323
 Police 897-4361
 Emergency 911

**CITY COUNCIL
HIGHLIGHTS**

Changed the Agenda format starting August 21 to allow for public comment at the beginning of the meeting and moved the starting time to 7:00 pm.

Began the process for the General Plan revision by holding a joint meeting with the Planning Commission on July 16 to give and receive input on the proposed work program.

Approved the Marin Sales Tax Plan ballot as a recommendation to the Board of Supervisors.

Approved the Brookside Meadows Development Agreement which allows the developer a 70 lot single family subdivision if the property is not purchased by the Measure C voters by on the November ballot.

Approved the Oak Grove Apartments Precise Development Plan, a 101 unit apartment complex at the end of Cielo Lane.

MONTHLY MEETINGS**CITY COUNCIL/****REDEVELOPMENT AGENCY**

1st & 3rd Tuesday at 7:00 pm in the Community House Council Chambers, 908 Machin Ave. Meetings are televised on Channel 23.

PLANNING COMMISSION

2nd & 4th Monday at 7:30 pm in the Community House Council Chambers, 908 Machin Ave. Meetings are televised on Channel 23.

DESIGN REVIEW COMMITTEE

1st & 3rd Wednesday at 7:30 pm in the Community House Council Chambers, 908 Machin Avenue.

ZONING ADMINISTRATOR

2nd & 4th Thursday at 2:00 pm in the City Hall Conference Room at 901 Sherman Avenue.

PUBLIC WORKS COMMISSION

4th Thursday at 7:30 pm in the Council Chambers at 908 Machin Avenue.

PARKS & RECREATION**COMMISSION**

2nd Thursday at 7:30 pm in the Council Chambers, 908 Machin Avenue.

CIVIC ARTS COMMISSION

1st Thursday at 7:30 pm in the Council Chambers, 908 Machin Avenue.

**CITY MANAGER'S
MESSAGE...****Phillip J. Brown**

During the next two years, Novato will completely revise its General Plan. This plan provides us with direction regarding such important areas as land use, circulation, open space, seismic safety, noise, safety, scenic highway preservation and parks and recreation facilities. In short, many of the things which make up our quality of life in Novato will be reviewed, revised and redirected. City Council and staff will be given refined and clear direction concerning the direction and growth of Novato over the next decade plus.

This truly important project cannot be successfully completed without your help, understanding and involvement. Our plan must reflect your vision of Novato as it could be. You can help shape Novato's future by volunteering to serve on City study committees, by attending neighborhood meetings and participating in planning commission and city council hearings.

Your help is needed. Get involved! You can make a difference.



BULK RATE
 U.S. POSTAGE
 PAID
 NOVATO, CA
 PERMIT NO. 2

Carrier Pre-Sort
 Residential Customer
 Novato, California

CITY OF NOVATO
900 SHERMAN AVENUE
NOVATO, CA 94945

ATTACHMENT "A" OF ADMINISTRATIVE POLICY 2.5
CITY OF NOVATO

SEPTEMBER 1990

NAME	TERM EXPIRES	HOME/BUSINESS	HOME	WORK
<u>CITY COUNCIL (1st and 3rd Tuesdays, 7:30 p.m.)</u>				
William Cope, Mayor	November 1991	266 Ignacio Valley Circle, 94949	883-4405	898-2125
Harry Moore, Pro Tem	November 1993	17 Harding Drive, 94947	897-0822	
Ernest Gray	November 1993	12 Viejo Way, 94945	898-2800	
Christine Knight	November 1991	310 Country Club Drive, 94949	382-1751	
Hugh Turner	November 1991	1470 Pastel Lane, 94947	892-3288	

PLANNING COMMISSION (2nd and 4th Mondays, 7:30 p.m.)

Farhad Mansourian, Chair	December 15, 1990	810 Wilmac Avenue, 94947	892-7100	499-6528
Peter Thompson, Vice Chair	December 15, 1990	821 Albatross, 94945	898-0090	456-3125
Annette Conklin	December 15, 1990	815 Reichert Ave./PO Box 1048, 94948		897-4259
Berwyn "Sy" Forsythe	December 15, 1991	2028 Laguna Vista Drive, 94945	897-9342	892-0881
Peter Tiernan	December 15, 1991	53 Queva Vista, 94947	897-0429	492-8429
August V. Venezia, Jr.	December 15, 1991	588 Fernando Drive, 94945	892-1786	453-4410
Jay C. Wayne	December 15, 1990	95 San Miguel Way, 94945	897-0221	

PARKS & RECREATION COMMISSION (2nd and 4th Thursday, 8:00 p.m.)

Evalyn Kelly, Chair	December 15, 1991	32 Lauren Avenue, 94947	892-9870	479-0361
Pat Balderama	December 15, 1991	2190 Mill Road, 94947	892-4006	499-6535
Beverly Bosque	December 15, 1991	18 Lupine Circle, 94947	897-7021	
John Potocny	December 15, 1991	23 Oak View Court, 94947	883-8578	707/763-9911
Al Rueger	December 15, 1990	236 San Felipe Way, 94945	897-3441	556-7495
Lou Ann Sandoval	December 15, 1990	3 Lakeview Court, 94947	892-8832	257-3380
Kaaren Tank	December 15, 1990	1526 Buchanan Street, 94947	892-7117	883-4681

DESIGN REVIEW COMMITTEE (1st and 3rd Wednesdays, 7:30 p.m.)

Jack Campbell, Chair	December 15, 1990	690 McClay Road, 94947	897-5406	
Kim Bertotti, Vice Chair	December 15, 1990	2172 Center Road, 94947	897-4569	897-8517
Alan Dunham	December 15, 1991	36 Plata Court, 94947	897-8886	883-4545
Jan Emery	December 15, 1991	301 Wilson Avenue, 94947	892-2661	
Vacant	December 15, 1991			
Patrick MacLeamy	December 15, 1990	95 Alameda del Prado, 94949	883-8182	243-0555
Richard Pearce	December 15, 1990	906 Railroad Avenue, 94945	897-9294	897-6774

SEPTEMBER 1990

NOVATO CIVIC ARTS COMMISSION (1st Thursday, 7:30 p.m.)

Shirley Emerson, Chair	December 15, 1990	1446 Buchanan Street, 94947	897-6768	same
Don Clelland	December 15, 1991	19 Pierce Drive, 94947	897-6930	
Russell Dreosch	December 15, 1990	85 Grande Vista, 94947	892-5231	897-4262
Janice Gibian-Perc	December 15, 1990	37 Santa Ynez Circle, 94947	892-7148	897-9862
Stanley K. Gobbin	December 15, 1991	2260 Vineyard Road	892-9859	892-8585
Josette M. Gosbee	December 15, 1991	581 Fernando, 94947	892-5775	
Norma Jean Gradsky	December 15, 1990	1128 A Third Street, 94945	892-5020	
Anna Secrist	December 15, 1991	5 Sunnyhill Road, 94945	892-5241	892-7331
Janet Wise	December 15, 1991	5 Paradise Court, 94947	892-4800	

MANAGEMENT TEAM

City Manager - Phillip Brown	City Hall, 900 Sherman Avenue, 94945	897-4311	
Assistant City Manager - Richard Hill	City Hall, 900 Sherman Avenue, 94945	897-4311	
Police Chief - Charles Brobeck	P.D., 909 Machin Avenue, 94945		897-4366
Parks & Recreation Director - Larry Dito	917 Sherman Avenue, 94945		897-4323
Deputy Executive Director Redevelopment Agency - Sonia Seeman	City Hall, 900 Sherman Avenue, 94945	897-4301	
Community Development Director - Vi Grinsteiner	City Hall, 901 Sherman Avenue, 94945		897-4341
City Clerk - Shirley Gremmels	City Hall, 900 Sherman Avenue, 94945	897-4311	
Administrative Assistant - Philip Vince	P.D., 909 Machin Avenue, 94945		897-4367
Administrative Assistant - Dan Weakley	917 Sherman Avenue, 94945		897-4449
Administrative Assistant - Greg Sam	City Hall, 900 Sherman Avenue, 94945		897-4312
Administrative Assistant - Jennifer Goldfinger	City Hall, 901 Sherman Avenue, 94945		897-4394

CITY ATTORNEY

Natalie West	1202 Grant Avenue, 94945, &	892-8878
Michael S. Riback, Assistant	Gateway Plaza 777 Davis St., Suite 300, San Leandro, 94577	351-4300

TV CREW

Dean Kendrick, Downtown Productions	P.O. Box 1112, Novato, 94948	898-4898
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URGENCY ORDINANCE APPROVED BY THE NOVATO CITY COUNCIL

At their regular council meeting of October 16, 1990 the Novato City Council approved an urgency ordinance amending the ordinance that placed on the November 6 ballot the excise tax relating to the Brookside Meadows acquisition. The urgency ordinance corrects some errors in the Brookside Meadows ordinance. The urgency ordinance makes the following changes:

1. The original ordinance specified that the proposed tax rates for non-residential property be imposed on the basis of "square foot of parcel,". **The new ordinance imposes the proposed tax rates on "square foot of building"**.
2. The following parcels were removed from Benefit Zone I and added to Benefit Zone II:

125-200-(all parcels within the City limits)
125-431-(all parcels)
125-432-(all parcels)
125-500-01 through 125-500-56
125-490-01 through 125-490-48

These changes are consistant with all the presentations made to the City Council when introducing the first ordinance. These changes are necessary to make clear that original intent. If you wish to know the benefit zone proposed for your property within the City limits, a map is on file at the City Clerk's office. Call 897-4343 for more information.

ATTACHMENT "A" OF ADMINISTRATIVE POLICY 2.5
CITY OF NOVATO

SEPTEMBER 1990

NAME	TERM EXPIRES	HOME/BUSINESS	HOME	WORK
<u>TRAFFIC SAFETY ADVISORY COMMITTEE</u>				
Tom Nolan, City Engineer, Chair		City Hall, 901 Sherman Avenue, 94945		897-4341
Emmett Creason, Traffic Technician		City Hall, 901 Sherman Avenue, 94945		897-4341
Officers Funk & Rudy		Novato Police Dept., 909 Machin Avenue, 94945		897-4361
Sandy Paine, Dispatcher		NUSD, 1015 Seventh Street, 94945		892-1598
Kathy Nichel, No. Marin PTA rep.		30 Plata Court, 94947	892-1251	
Bill Welch, Director of Operations		NUSD, 1015 Seventh Street, 94945		897-4201
<u>UNDERGROUND UTILITIES COMMITTEE</u>				
Tom Nolan, City Engineer, Chair		City Hall, 901 Sherman Avenue, 94945		897-4341
David Grundman, Associate Engineer		Water District, PO Box 146, 94948		897-4133
Cort Schrieber, Area Manager		Chambers Cable, 856 Sweetser Avenue, 94945		897-5188
Charles Joseph, Manager		Sanitary District, 500 Davidson St, 94945		892-1694
Al Mello, Battalion Chief		Novato Fire Protection Dist. 7025 Redwood Boulevard, 94945		892-1513
Vi Grinsteiner, Community Dev. Director		City Hall, 901 Sherman Avenue, 94945		897-4341
Christine Knight, Council Representative		310 Country Club Drive, 94949	382-1751	883-4405
Steve Dodge, Construction Administrator		General Telephone, 501 Davidson St, 94945	897-9947	892-7236
R.J. Righetti, Public Works Coordinator		Pacific Bell, 5900 State Farm Drive, Rohnert Park, CA 94928	(707)	585-4278
Lou Ann Sandoval, Manager		PG&E, 999 Third Street, POB 2669, SR 94901		257-3380
<u>HOUSING AND BUILDING CODES APPEALS BOARD</u>				
George Allen		6 Rosebud Court, 94945		897-7200
Ray Bettencourt, Bettencourt Industries		830 Sweetser Avenue, 94945		897-1364
Irvin Hille, Architect		42 Eagle, 94949	883-6663	897-7656
Herman Spaeth, Consulting Engineer		135 Montura Way, 94949	883-4392	
Dietrich Stroeh, Stuber-Stroeh Assoc.		790 DeLong, Suite 103, 94945	897-1008	892-4763
<u>ASSESSMENT DISTRICT REVIEW COMMITTEE</u>				
Phillip Brown, City Manager		City Hall, 901 Sherman Avenue, 94945		897-4311
Richard Hill, Assistant City Manager		City Hall, 901 Sherman Avenue, 94945		897-4311
Community Dev. Director		City Hall, 901 Sherman Avenue, 94945		897-4341
Tom Nolan, City Engineer		City Hall, 901 Sherman Avenue, 94945		897-4341
John Nelson, Manager, No. Marin Water Dist.		999 Rush Creek Place, 94945		897-4133
Charles Joseph, Manager, Sanitary District		500 Davidson Street, 94945		892-1694

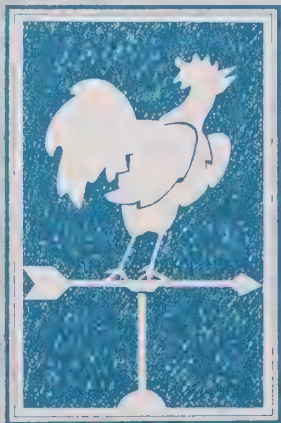
ATTACHMENT "A" OF ADMINISTRATIVE POLICY 2.5
CITY OF NOVATO

SEPTEMBER 1990

NAME	TERM EXPIRES	HOME/BUSINESS	HOME	WORK
<u>NOVATO YOUTH COMMISSION</u>				
Sandy Balzer		66 Terry Circle, 94947	883-7543	
Mike Brogioli		11 Sunnyhill Road, 94945	898-2311	
Shannon Dalrymple		1634 Center Road, 94947	897-7684	
Jim Harding		2121 Mill Road, 94947	892-4911	
Justin Hovey		28 Garner Drive, 94947	892-4905	
Celeste Johnson		100 Garner Drive, 94947	897-0414	
Todd Malone		100 Piper Court, 94947	892-2834	
Brian Poldino		490 Willow Court, 94947	897-7331	
Coreene Poli		722 Sutro Avenue, 94947	897-4475	
Marny Rush		107 Wild Horse Valley Road, 94947	892-5165	
Matt Sloan		75 Verissimo Drive, 94947	897-7412	
Nick Somoff		1950 Marion Avenue, 94945	897-8312	
Annie Van den Toorn		504 Canyon Road, 94947	897-4473	
Pee Bee Van den Toorn		504 Canyon Road, 94947	897-4473	
Michelle Velasquez		2 David Court, 94947	897-7453	
<u>PUBLIC WORKS COMMISSION</u>				
Cynthia Murray, Chair		495 Willow Court, 94945	898-7609	
Joann Behm		160 H Lane, 94945	897-3903	
Beno L. English		11 Fredson Court, 94947	897-6498	
Rosemary Gartzke		30 Kristy Court, 94947	892-3225	
Thomas Guidice		645 Marin Oaks, 94949		499-6269
E. Paul Simonson		1396 Donna Street, 94947	897-7050	845-1985
Patricia U'Ren		15 Estado Court, 94945	897-2508	924-1214

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NOVATO



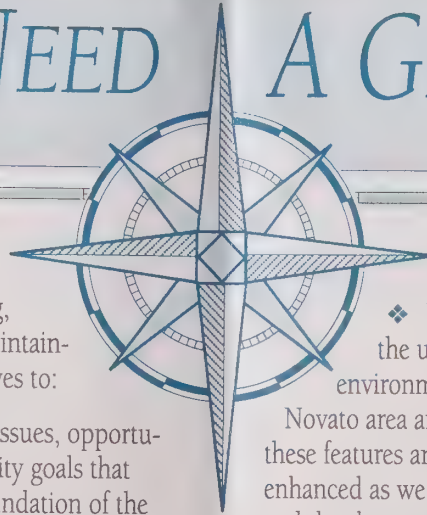
GENERAL PLAN

The City and Citizens of Novato are about to undertake a major task — a thorough revision of the General Plan for the City.

Novato is facing real growth pressures which will affect the type of community we have and the quality of life we have come to expect.

A comprehensive General Plan provides a basis for rational decision-making regarding a city's long-term physical development. As required by State law, Novato's General Plan acts as a "constitution" for future development, and is the foundation upon which all land use and development decisions are based. As such, it has an impact on practically every aspect of living and working in Novato.

WHY DO WE NEED A GENERAL PLAN?



Like all other cities and counties in California, Novato is required by law to prepare and adopt a General Plan.

Beyond meeting the legal requirements of the State, however, a General Plan is very important to the community as a whole. A General Plan expresses specific community development goals and defines public policy for the distribution of future land use, both public and private, inside and outside the boundaries of the jurisdiction.

Preparing, adopting, implementing, and maintaining a General Plan serves to:

- ❖ Identify the major issues, opportunities and community goals that will serve as the foundation of the Plan.
- ❖ Provide citizens with opportunities to participate in the long-range planning and decision-making processes of local government.
- ❖ Create an atmosphere in which conflicting demands for limited community resources can be resolved.
- ❖ Allow citizens to evaluate alternatives and to choose the Plan that will best serve the needs and desires of the community.
- ❖ Provide firm direction for local government decision-making.
- ❖ Inform citizens, developers, elected officials, and other agencies of the ground rules that will guide development within the community.

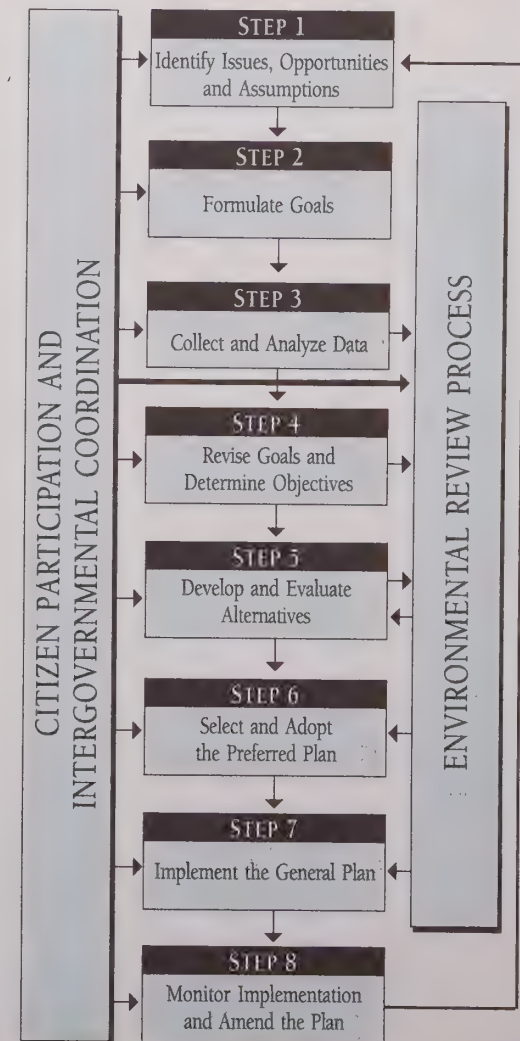
❖ Identify and protect the unique natural environmental assets of the Novato area and to assure that these features are protected and enhanced as we continue to grow and develop.

❖ Assure that tax dollars are used to achieve the goals and objectives of the citizens.

❖ Evaluate the effectiveness of the measures designed to accomplish these objectives, and adjust them as necessary.

The diagram to the right shows the steps in the process of preparing a General Plan.

We urge you to get involved early. Your input can make a positive impact on the future of Novato!



GET INVOLVED, AND MAKE A DIFFERENCE!

NOVATO



GENERAL PLAN

As required by California State law, a General Plan is a comprehensive document that addresses the broad and evolving range of issues associated with a city's development, including physical, social and economic concerns.

As a practical matter, the General Plan will be a truly effective guide for future development only if it has been prepared with the active involvement of the public and adopted with the support of broad public consensus.

A General Plan is Comprehensive

A General Plan specifically identifies the community's land use, circulation, environmental, economic and social goals, and defines public policies as those goals relate to land use development. It defines potential uses of all territory within the jurisdiction, and any adjacent related lands, while reflecting the needs of the regional population.

Contents of the General Plan

By law, the General Plan must comprise an integrated, internally consistent, and compatible statement of policies.

In Novato, the elements of our General Plan have been functionally grouped on the following basis:

Urban Environment Elements

Land Use	(required)
Housing	(required)
Circulation	(required)
Scenic Highways	(optional)
Energy	(optional)
Recreation	(optional)

Natural Environment Elements

Open Space	(required)
Conservation	(required)

Health and Safety Elements

Noise	(required)
Safety/Seismic Safety	(required)

Urban Environment Elements represent the development features of the community. They establish goals and policies regarding where, how, and when residential, commercial, office, industrial, recreational, and institutional uses occur. They also address the interrelationship between land use and circulation, and set forth recommendations regarding the need for and location of different types of transportation.

Natural Environment Elements discuss the diverse natural environment of the Novato Planning Area. They focus on the interrelationship between the constructed environment and natural environment, and establish goals and policies intended to recognize and protect the natural environment as future growth and development occurs.

Health and Safety Elements deal with those factors that generally represent constraints to future growth and development, as well as existing problems needing public attention. Goals and policies are intended to recognize these constraints and establish a framework for carefully evaluating future development. The intent is to protect both the future land uses as well as the community as a whole.

How is the General Plan used?

The General Plan affects virtually all decisions made by the City.

The Plan's intent with respect to future growth and development, both public and private, is expressed in two ways.

The first is in the form of statements of goals and objectives sought by the community. *Goals* are the ideals for which we strive — the desired state of things. *Objectives* are defined steps toward a goal, and can be used to measure progress.

The second and more specific aspect of the Plan are sets of *policy statements* (including standards, where necessary) which describe the way citizens and local government can achieve the objectives and move closer to the goals.

Each set of policy statements is followed by a list of *implementation measures*. These measures are detailed actions intended to carry out the plan. These measures are generally time-referenced. They are planned commitments of City funds, personnel and actions that the City intends to follow through to ensure the attainment of General Plan goals and objectives.

Environmental Impact Report

The revision of the General Plan will require an Environmental Impact Report (EIR). The EIR will evaluate any potentially significant environmental effects of the proposed revisions and identify alternatives which would reduce or avoid negative impacts. Environmental assessment is an integral part of the Plan revision process.

To the degree that the General Plan EIR evaluates the impact of proposed land uses, it will also limit the need for additional environmental review on

subsequent specific project proposals that conform to established land use designations.

How long will it take to develop the Plan?

The Plan revision process is anticipated to take up to two years to allow for a thorough examination of the issues and provide for extensive public involvement.

How can I get involved?

The General Plan bridges the gap between community values and actual physical decisions.

Public participation is sought in a variety of ways. In addition to the public hearings with the Planning Commission and City Council, the public is encouraged to participate in community surveys, town forums, and most importantly, neighborhood workshops. At this level, citizens will have the ability to provide specific input into identification of issues, development of goals and policies, and informed choices among alternative proposals.

Progress, reviews, alternatives, updates and schedules of meetings and workshops will appear in regularly published newsletters.

The General Plan will be a truly effective guide for future development only if it has been prepared with the active involvement of the public and adopted with the support of broad public consensus.

Comprehensive Geographic Decisions

A General Plan must cover all territory within the boundaries of the adopting city as well as "any land outside its boundaries which in the planning agency's judgment bears relation to its planning." (Government Code Section 65300). For Novato, this means all incorporated territory, both public and private, as well as defined areas adjacent to the City (the Novato Planning Area).

This is a means by which a local government can formally communicate its concerns for the future of lands outside its jurisdiction. Such attention is appropriate whether or not the lands in question are annexed in the future. In addition, cooperative "extraterritorial" planning can be used to guide the orderly and efficient extension of services and utilities, ensure the preservation of open space, agricultural, and resource conservation lands, and establish consistent standards for development in the plans of adjoining jurisdictions.



For more information on the General Plan Revision, contact Paul Bickner at the Planning Division of the Novato Community Development Department. 897-4341

This publication was produced by the Novato Community Development Department 901 Sherman Avenue, Novato, CA 94945.

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A Brief History of Planning in Novato

Four General Plans have guided land use and development decisions in Novato. The first was adopted in 1956 by the Marin County Board of Supervisors. The City adopted comprehensive revisions to the Plan in 1966, 1973 and 1981.

In 1956, the population of the entire North Marin area was approximately 13,470 people. By the time Novato was incorporated in 1960, the population in the City was 17,900. By 1970, the population was about 31,000. And in 1981 the population was 44,193.

Each of these Plans responded to the growth and changing conditions in the Novato area with different policies.

The 1956 plan proposed "...to maintain and to protect the rural atmosphere and yet to grow in an orderly manner toward a well-rounded area..."

City incorporation and the continued migration of people to Novato spurred the creation of a number of citizen planning committees in 1961 and eventually the adoption of the 1966 Plan.

Even with its concerns to limit growth, the 1966 Plan incorporated some development policies that would have allowed an ultimate build-out population of 174,000, extending subdivisions beyond Stafford Lake to the west, and up to the Sonoma County line on the north.

The 1973 Plan was a direct result of citizen displeasure with the 1966 Plan. There was a fear that the high population growth allowed in the 1966 Plan would significantly degrade the environment.

The resulting 1973 General Plan reduced the development potential in the Novato area to a maximum build-out of 90,000 to 110,000. An urban corridor boundary was established to limit urban expansion, and maximum densities were reduced in many areas.

From 1973 to 1980, General Plan amendments and public acquisition of land further reduced the potential population to around 70,000.

By 1980, changes in State law requirements forced the City to draft substantial modifications to the 1973 Plan, resulting in the Plan of 1981 which is currently in effect.

While the 1981 General Plan was well received at the time, changing local conditions and changes in State law have made portions of the document out of date. Many of the Plan's good intentions have been difficult to implement with the City's limited resources.

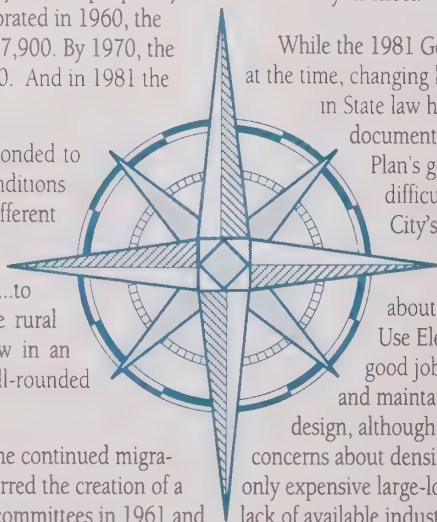
Some specific concerns about the 1981 Plan: The Land Use Element of the Plan has done a good job in curbing urban sprawl and maintaining an overall community design, although there have been recent concerns about density restrictions encouraging only expensive large-lot home construction and a lack of available industrial land to allow relocation of those uses from the downtown core.

In the area of affordable housing, the City created a Housing Opportunity Fund and enacted a "Second Unit" Ordinance, but has fallen short of meeting the Association of Bay Area Governments' determination (pursuant to State law) of Novato's fair share of affordable housing.

The Circulation Element helped to prevent any major traffic congestion at local intersections, but needs to establish specific levels of service criteria and identify capacity requirements feeding into Highway 101 where there are serious congestion problems.

If you are concerned about traffic congestion, population growth, affordable housing, jobs, conservation of our scenic areas and open space, or... we urge you to get involved with the preparation of Novato's General Plan.

You can make a difference!



90 02795

NOVATO'S

Parks & Recreation
Hidden Treasures
1990-91

1. **PARTRIDGE KNOLLS TOT LOTS** ■ 24 and 70 Partridge Drive. North end of Simmons Lane in Partridge Knolls subdivision.

2. **BAHIA PARKS** ■ 2447, 2645, 2771 & 2825 Topaz and 688 Santana Road. Six "mini parks" providing access to the Bahia Lagoon are turfed and landscaped. Some parks have boating docks and play equipment.

3. **O'HAIR PARK - EQUESTRIAN CENTER** ■ 885 Sutro Avenue. Operated by Morning Star Farms. Boarding, dressage, multi-level instruction, horse shows and Pony Club. Fishing hole available during summer. Call 897-1633.

4. **MIWOK PARK AND MARIN MUSEUM OF THE AMERICAN INDIAN** ■ 2200 Novato Boulevard at San Miguel Way. Turfed areas, two playgrounds, horseshoe pits, bocci ball court, family and group picnic areas holding up to 300 people, trails and fishing hole and a large natural area along Novato Creek. Group picnic area by reservation, call 897-4323. The museum is dedicated to preservation, display and teaching of Native American Indian culture. Call 897-4064 for more information.

5. **PIONEER PARK AND TENNIS COURTS** ■ 1007 Simmons Lane. Nine acres with mature oaks, pines and large open turf areas provide picnic areas, four tennis courts and creative play areas for kids of all ages. Small picnic shelter holding up to 24, available for reserved use, adjacent to children's play equipment. Group tennis court reservations can be made. Courts are lighted during summer months.

6. **PLEASANT VALLEY SCHOOL RECREATION AREA** ■ 755 Sutro Avenue. Little League field and turfed multi-use play fields, available after normal school hours.

7. **MARION RECREATION AREA** ■ 1720 Grant Avenue between Seventh and Eighth Streets. Bobby Sox softball field, Youth Soccer field, practice fields for Little League baseball.

8. **OLIVE TOT LOT** ■ 2 Elmwood Court, off Olive Avenue.

9. **STAFFORD GROVE PARK** ■ 1035 Seventh Street at Marion Avenue. Small neighborhood park with a turn-of-the-century theme which includes playground equipment, park benches, game table and a small gazebo.

10. **OLIVE PARK AND RECREATION AREA** ■ 629 Plum, adjacent to Olive School. Provides a Little League field, turf areas and play equipment for tots and school age children, available after school hours.

11. **KNOLLTOP TOT LOT** ■ 30 Robinhood Drive, off Olive Avenue.

12. **LEE GERNER PARK** ■ 939 Seventh Street. Provides restful sites under a canopy of oaks along Novato Creek behind Library.

13. **LU SUTTON RECREATION AREA** ■ 1800 Center Road. Little League field, softball field and turfed multi-use playfields, available after normal school hours.

14. **PANSY TONG LO TOT LOT** ■ 30 Samrose Drive, off Olive Avenue.

15. **NOVATO COMMUNITY HOUSE** ■ 906 Machin Avenue. Used for City Recreation programs and performing arts groups. Available for private use on a rental basis. Facilities available include auditorium, meeting room and kitchen.

Parks & Facilities



16. **NOVATO HISTORY MUSEUM** ■ 815 DeLong Avenue. Novato's original Postmaster's House now filled with artifacts and memorabilia of Novato's past. Managed by Novato Historical Guild. Hours: Thursday and Saturday 10-4:00 p.m., plus groups by appointment. Call: 897-4320.

17. **SLADE PARK** ■ 593 Manuel Drive. Three acre neighborhood park which includes play equipment, an open field area and barbecue.

18. **MARIN HIGHLANDS PARK** ■ 85 Santa Maria. Small hilltop area surrounded by native oaks and grasses, has a large sandbox, play equipment, turfed area and picnic tables.

19. **HILL RECREATION AREA/SENIOR CENTER** ■ 1528 Hill Road. Softball, soccer, football, multi-use fields and the Hill Gymnasium. Gym and fields available on rental basis. Future home of the Margaret Todd Senior Center.

20. **ARROYO AVICHI PARK AND RECREATION AREA** ■ 1430 Johnson at Rancho School. Offers play equipment, turfed areas, a Little League field and picnic facilities. Large oaks and bays line the adjacent creek. The City Pee Wee and Farm Baseball programs are held here.

21. **JOYCE STREET TOT LOT** ■ 1381 Joyce Street, off Adele Street.

22. **NOVATO HIGH SCHOOL POOL & TENNIS COURTS** ■ 625 Arthur. Pool activities include summer recreational swim and spring and summer swim lessons, swim team and water polo. Tennis courts are lighted during summer months. Call 897-4352 for pool information.

23. **SCOTTSDALE POND** ■ On the corner of Redwood and Rowland Boulevards. Undeveloped park site; home to numerous waterfowl.

24. **LYNWOOD SCHOOL RECREATION AREA** ■ 1320 Lynwood Drive. Two softball fields and turfed multi-use play fields, available after normal school hours.

25. **INDIAN VALLEY CAMPUS POOL & TENNIS COURTS** ■ 1800 Ignacio Boulevard. Pool activities include year-round college classes, recreational swim spring through fall and a swim team. Call IVC at 883-3473 for pool information. For group tennis court reservations call College of Marin at 485-9317.

26. **JOSEF HOOG COMMUNITY PARK** ■ 558 Marin Oaks Drive. Eleven acre park provides turf, playground equipment, group picnic and barbecue area. Two outdoor volleyball courts available on site. Group barbecue area accommodates up to 60 and is available on rental basis.

27. **CREEKSIDE PARK** ■ 163 Alameda del Prado. Small quiet park with several benches, meandering along Pacheco Creek near entrance to Pacheco Valle.

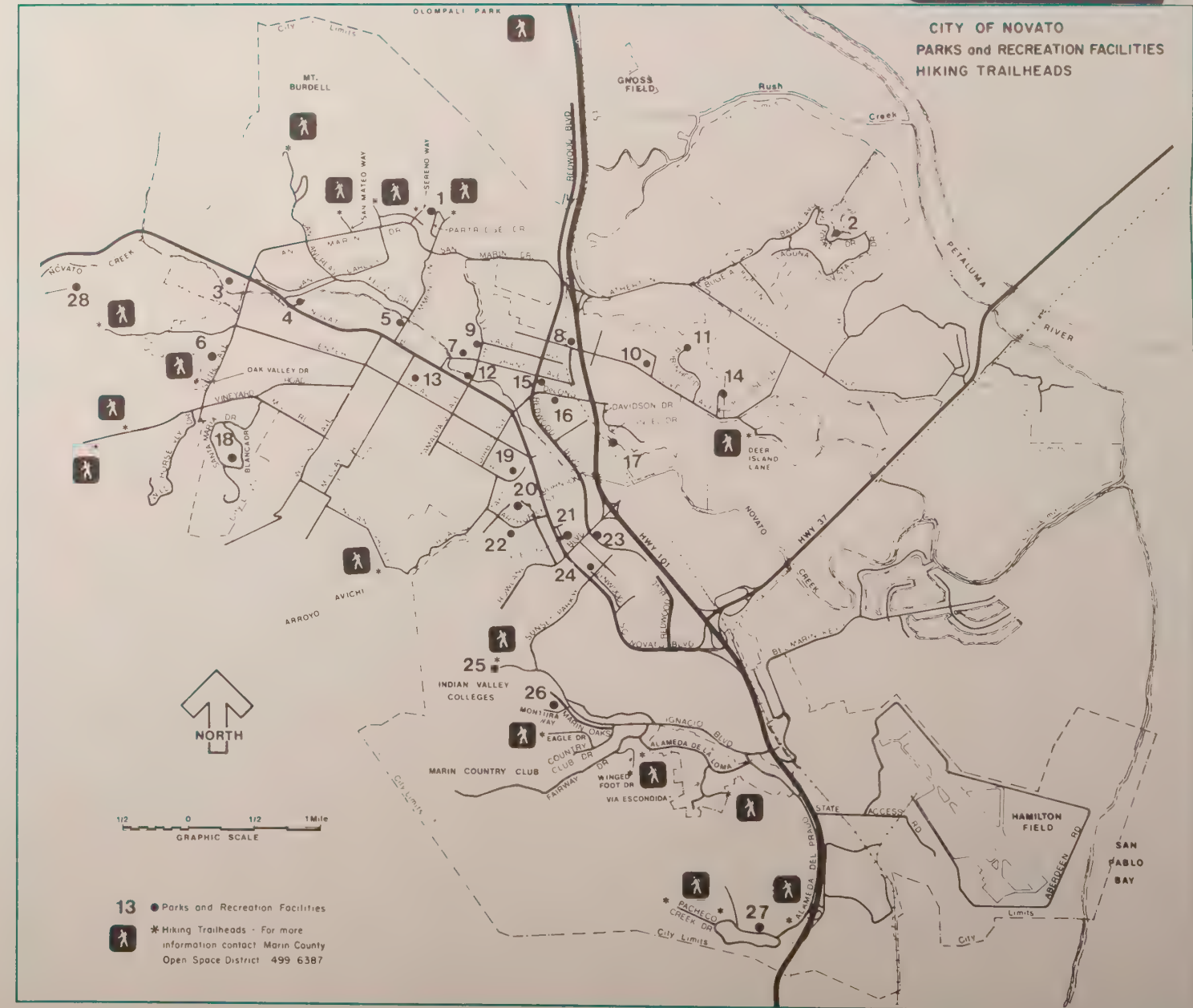
28. **STAFFORD LAKE PARK** ■ West of town on Novato Boulevard. Operated by County of Marin. Lakeside park featuring hiking, fishing, group and individual picnic and barbecue areas, volleyball, horseshoes and turfed playing fields. Day use fee required. Call 499-6387 for information.

Park hours are from 6:00 a.m. to 10:00 p.m. daily

Parks & Recreation Facilities

Parks & Recreation Facilities	Athletic Field	Barbecue-Individual	Boating Dock	Building & Field Rental	Equestrian Center	Fishing Area	Group Picnic Area and Barbecue	Horseshoe Pits	Lawn Area	Museum	Playground	Swimming Pool	Tennis Courts	Volleyball
1 Partridge Knolls Tot Lots											◆			
2 Bahia Mini Parks			◆								◆			
3 O'Hair Park				◆	◆									
4 Miwok Park		◆			◆	◆	◆	◆	◆		◆			
5 Pioneer Park		◆				◆		◆			◆		◆	
6 Pleasant Valley Recreation Area	◆										◆			
7 Marion Recreation Area	◆													
8 Olive Tot Lot											◆			
9 Stafford Grove Park											◆			
10 Olive Park and Recreation Area	◆										◆			
11 Knolltop Tot Lot											◆			
12 Lee Gerner Park								◆						
13 Lu Sutton Recreation Area	◆										◆			
14 Pansy Tong Lo Tot Lot											◆			
15 Novato Community House				◆										
16 Novato History Museum									◆					
17 Slade Park	◆					◆		◆			◆			
18 Marin Highlands Park								◆			◆			
19 Hill Recreation Area/ Margaret Todd Senior Center	◆			◆										
20 Arroyo Avichi Park and Recreation Area	◆							◆			◆			
21 Joyce Street Tot Lot											◆			
22 Novato High School												◆	◆	
23 Scottsdale Pond (undeveloped)														
24 Lynwood Recreation Area	◆										◆			
25 Indian Valley Campus												◆	◆	
26 Josef Hoog Community Park						◆		◆			◆			◆
27 Creekside Park								◆						
28 Stafford Lake Park	◆	◆			◆	◆	◆	◆						◆

Facilities Map



For more information and/or reservations, contact Parks & Recreation at 917 Sherman Avenue or phone 897-4323.

Park Rules & Regulations

It is the City's desire to provide safe, attractive park facilities. These regulations are designed for your safety and to encourage an enjoyable atmosphere for all park users.

PERMITS are required for the following activities

- Any reserved or exclusive use of any park or specific group area.
- The gathering of 75 or more persons for an event.
- Amplifying sound equipment.
- The sale of any merchandise, goods or wares.
- The use of alcoholic beverages at group picnic areas.

The following is PROHIBITED in all City Parks

- Possession or consumption of alcohol (except by permit in group picnic areas).
- Motor driven vehicles.
- Golf (except in areas so designated).
- Motor or power flying models.
- Discharge of firearms or weapons.
- Removal or defacing of any flora, soil or structure.
- Unleashed dogs or other animals.
- Operations of auto, bicycle, motorcycle or other conveyances.
- Open fires outside of barbecue pits.
- Climbing of trees or other objects.

PARKS & RECREATION OFFICE 917 Sherman Avenue
Novato, California 94945 415■897■4323

UNDERSTANDING REDEVELOPMENT



In 1983, the City of Novato established the Novato Redevelopment Agency to take advantage of a unique planning and financing system offered by the California Community Redevelopment Law. The redevelopment process helps communities fund local public improvements without increasing taxes or assuming the burden of extra debt.

Redevelopment is the most effective tool available for solving problems on a community level. The law provides the necessary scope, financial tools and legal authority to undertake and finance various projects to improve social, economic and physical conditions in a community. The process relies on citizen input and involvement.

In this text you will find a general explanation of the redevelopment process, and an overview of redevelopment activities in Novato. We hope you will find this booklet informative. We encourage your involvement.



A GUIDE

What is REDEVELOPMENT?

Redevlopment under the California Community Redevelopment Law is one of the few remaining financial tools available in which a city such as Novato can generate sufficient local financial resources to improve its public facilities. Redevelopment strengthens the local economic base without raising taxes or fees.

*Redevelopment
strengthens
the local
economic base
without raising
taxes or fees.*

for the initial investment, plus give you an additional return on your investment.

Redevelopment Law guarantees that a community that invests in public improvements will benefit directly from the increased assessed value that result from those investments within a redevelopment

The concept of redevelopment is based on the idea that when you invest funds in a project, the results of that project should pay you back

project area. That return on investment comes to the community in the form of "tax increment."

For example, if a community invests public dollars to improve roads, parking, and drainage systems to encourage private investment in a shopping center, all the new property tax revenue, the "tax increment," that is generated by that shopping center is returned for re-investment to the Redevelopment Agency for a guaranteed period of time.

Redevelopment Law allows the community to receive all extra property tax revenue from a redevelopment project area for a full period of redevelopment, generally 30 years. Based on a projection of future tax increment income, the Redevelopment Agency can then borrow in advance (from private or public

lenders) to fund the public improvements. This is especially desirable because it allows a community to fund public improvements without raising taxes, or being liable for Agency debt. The Novato Redevelopment Agency is a legal entity that is separate from the City and its citizens.

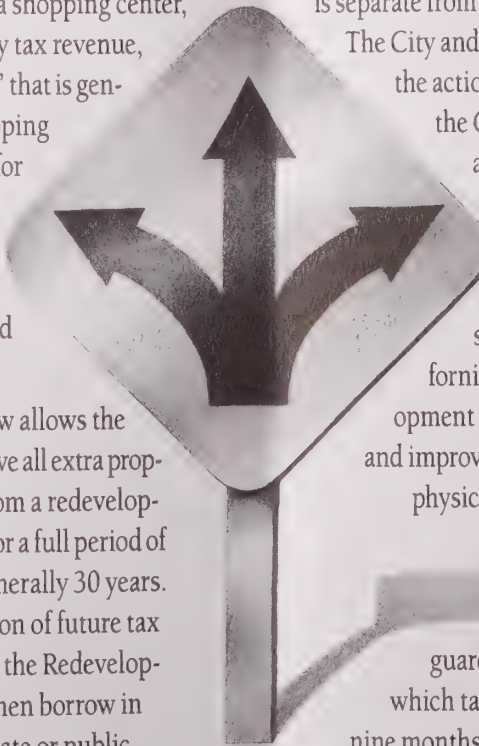
The City and citizens have a say in the actions of the Agency, but the City and its citizens are not liable for the Agency's debts.

The redevelopment process is structured by the California Community Redevelopment Law to eliminate "blight," and improve social, economic and physical conditions in a community. The process includes a series of built-in safeguards, checks and balances which take a minimum of six to nine months before a redevelopment

project is approved. The law requires input from all the appropriate approving entities, including the Planning Commission, Redevelopment Agency and City Council. Public meetings are required as part of the process and serve as a forum for gaining community input.

The Novato Redevelopment Agency has identified these general goals for Novato's Redevelopment Project Area #1:

1. Develop the project area without fiscal harm to the business community or the City of Novato.
2. Achieve a reliable, long term economic base for the area, which will, in turn, strengthen the vitality of the City of Novato.
3. Create a partnership program featuring combined public and private sector resources to achieve community purposes.



Here are answers to some commonly asked questions about Redevelopment

What is a Redevelopment Agency?

The Novato Redevelopment Agency is a separate agency created by state law to operate locally within the jurisdiction of the City to eliminate “blight.” The City Council functions as its governing body. Redevelopment Agencies have the authority to issue bonds and incur short- and long-term debts to accomplish their goals. They can condemn property to improve it or to consolidate many small properties into one larger parcel. They can enter into agreements with private sector developers to make the projects feasible by providing financial incentives or additional services.

What is “blight”?

Blighted areas have physical, economic, social, and environmental conditions which constitute a danger to the health, safety and general welfare of the community. These deficiencies can include underutilized and underdeveloped land; inadequate and obsolete utilities, streets, drainage, sewers, and street lighting; confusing and ineffective parking facilities and access; and absence of safe and convenient pedestrian circulation systems. Although blight is a major consideration in establishing project boundaries, it is not necessary that the entire area be blighted.

What will redevelopment do for our community?

An economically viable area in the community will encourage new investment, new jobs, new housing, and new opportunities for shopping and recreation. Positive effects which will spill over the boundaries of the redevelopment project area include:

- more job opportunities within the community
- construction jobs created by the development of new buildings and new infrastructure
- new housing, shopping and recreation opportunities
- more dollars flowing into the City General Fund from property and sales tax, hotel tax and other secondary revenues
- reversal of the financial drain of underdeveloped areas into a positive financial asset to the

City—such as reversal of sales tax outflow

- stimulus to new business development
- development of projects that enrich the quality of life throughout the community.

Who pays the debt incurred by a redevelopment project?

Redevelopment financing does not create a debt to be paid by the City or its citizens. The Redevelopment Agency is responsible for repaying the debt. The Agency can only obligate itself to repay debt from income it receives from the project area revenue. If in a particular year a project does not generate sufficient revenues, the Agency is not obligated to pay.

Where does the “tax increment” money go?

By state law, 20% of the tax increment must be set aside and used to improve or increase the supply of low- to moderate-income housing in the community. Agency housing policies were adopted in December 1988, with implementation strategies and program priorities ready for final Agency approval.

The balance of the tax increment is available to fund needed project area improvements that will serve the needs of the community at large. Citizens of the community have a voice in how the money is invested.

Specifically, the community at large will benefit in the following ways from the investment of redevelopment funds in Project Area #1:

1. Proposed public improvements will create the incentive for private sector investment to build the needed shopping center.
2. The sales, hotel and other business related taxes generated by the shopping center, as well as by other projects in Project Area #1, will then be available as general city revenue.
3. City Council, through its public budget hearings, allocates general fund revenues to fund services and facilities city-wide that benefit the entire community, such as development of O’Hair Regional Park, Scottsdale Pond, and other recreational/ community facilities.

Won’t other agencies lose money?

Other governmental agencies will not lose any money they are already receiving. For example, if they have been receiving \$1 million in tax monies from the redevelopment project area prior to creation of the project area, they will continue to receive \$1 million in tax revenues per year. When redevelopment activities are completed and project debt is paid off, the various taxing entities benefit substantially from the new assessed valuation.

Who will maintain the public improvements?

Maintenance of public facilities will be the responsibility of the City and other special districts, not the Redevelopment Agency.

Why can’t private enterprise do it alone?

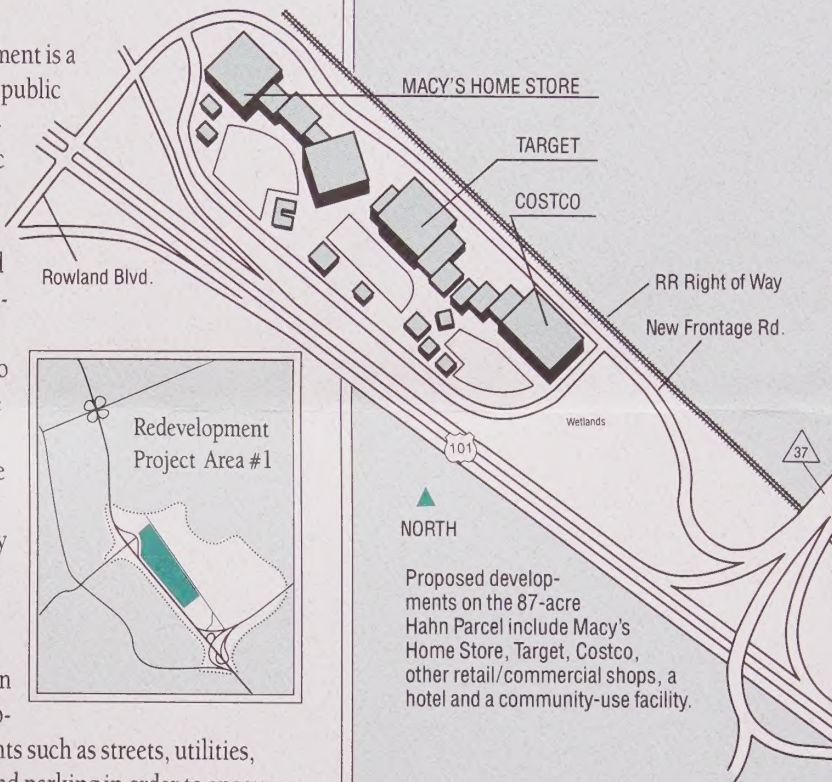
Redevelopment is a partnership of public and private enterprise. Public funds are used to lay the foundation and provide preconditions which are necessary to interest private enterprise in investing in the area. Redevelopment Agency funds are in essence used as seed money. These funds can be used for public improvements such as streets, utilities, landscaping, and parking in order to encourage and attract private development. Other tax dollars created in the project area are then available to improve social, economic and physical conditions, and to improve the lifestyle and environment of community residents.



A BRIEF HISTORY OF REDEVELOPMENT IN NOVATO

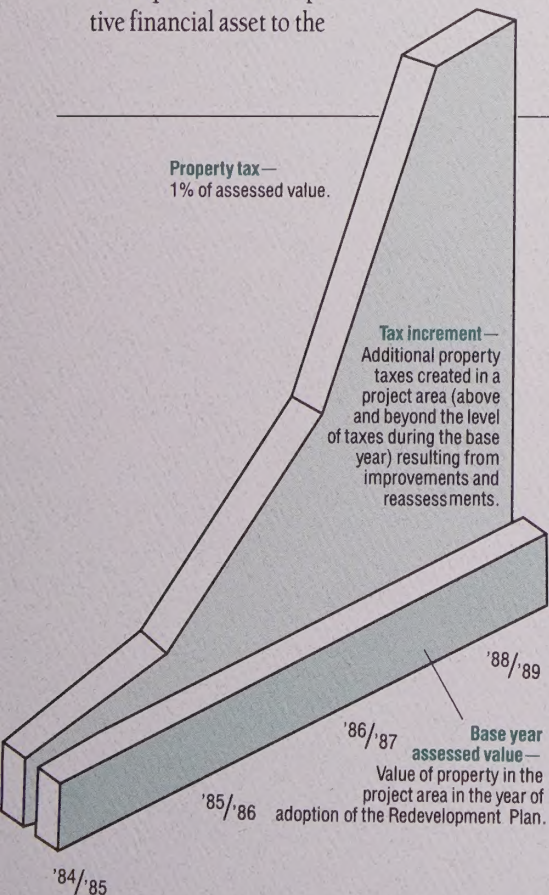
The Novato Regional Center (Hahn) project has been a major City planning activity for over 15 years. In 1983, the parcel was designated part of a larger redevelopment project area.

The Project Area includes 400 acres east of U.S. Highway 101, north of State Highway 37, and south and west of Novato Creek. Approximately 120 acres west of the Northwestern Pacific Railroad right-of-way are developable and highly visible from 101, while the remaining 280 acres in the 100 year floodplain are designated for conservation purposes.



For more information about redevelopment and the California Community Redevelopment Law, contact:

Community Redevelopment Agencies Association
1400 K Street, Suite 204
Sacramento, CA 95814
(916) 448-8760



WHAT IS TAX INCREMENT FINANCING?

The concept involved in tax increment financing is that property tax revenues generated by redevelopment activities in the project area are directed back into the project to pay for public improvements that stimulated the development.

Because the flow of tax increment is seldom sufficient to finance redevelopment activities on a “pay as you go” basis, some forms of long-term indebtedness such as “tax allocation bonds” are used to pay for Agency projects.

Tax allocation bonds are repaid in annual installments from tax increment revenues

received by the Agency each year. Tax increment is pledged by the Agency to repay the bonds. Tax allocation bonds are solely the financial obligation of the Agency and not the City. The investment risk is borne by the bond holders.

Since the redevelopment project area was established in 1983, the Novato Redevelopment Agency has received a total of \$489,911 in tax increment. 20% of that money (\$97,982) is earmarked for housing. The balance (\$391,929) can be used to finance public improvements.

(Figures as of December 31, 1989).

PROJECTED REVENUES

Over the life of Redevelopment Project Area #1 — Hahn, it is estimated that ranges of increment could be generated as follows:

Property Tax Increment
Housing: \$310,000 to \$420,000 annually; \$7.75–\$10.5 million over life of project.
Infrastructure investment: \$640,000 to \$800,000 annually; \$16–\$20 million over life of project.

Sales/Hotel/Business Taxes
Hahn parcel: \$2.3–\$2.7 million annually

Other parcels: Unknown; City is encouraging these parcels to be developed with uses that generate sales, hotel, and other business-related taxes for the City’s General Fund.

NOVATO



STATISTICS

Estimated Novato population in 1990:
58,100

Estimated number of households in Novato:
21,540

Estimated number of jobs in Novato:
19,680

Estimated number of employed residents:
33,200

Percentage of Novato households earning over
\$50,000 per year after social security and tax deductions:
41%

Percentage of Marin County population living in Novato:
20.3%

Percentage of Marin County taxable sales made in Novato:
11.8%

Increase in City revenues if
taxable sales were proportionate to Novato's population:
\$1.7 million more in tax dollars

Increased percentage of total City revenue \$1.7 million would represent:
10%

Percent of land in Novato that is
used for office, commercial or industrial uses:
10%

Percent for residential:
42%

Percent for public/open space/other:
48%

This publication was produced by the Novato Redevelopment Agency,
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